



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011
Ser AM1/00350

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed originals of Settlement Agreement and Special Release documents for the following contracts:

1. N62470-12-RP-00025 (LI-12264)
2. N62470-12-RP-00028 (LI-12270)
3. N62470-12-RP-00030 (LI-12272)
4. N62470-12-RP-00031 (LI-12273)
5. N62470-15-RP-00055 (LI-13102)
6. N62470-15-RP-00058 (LI-13105)
7. N62470-15-RP-00006 (LI-13004)

It has been a pleasure working with you. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 9:47
To: 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT, AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA
Subject: 30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases
Signed By: brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit - 151-D
2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units - 201, 203, 301, 303, and 304
3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units -145-A, 158-A, 246-B, and 110-A
4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units - 203-A and 231-B
5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units - 13-4, 968-2, and 972-5
6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units - 172-A and 178-B
7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units - 5109-26G, 5109-4G, 5109-24G, 5124-6 and 5130-13
8. N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units - 41-2, 43-7, 57-8
9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit - 219
10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1) Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit - 5109-31G
2. N62470-15-RP-00055 (LI-13102): Town Center Apartments (1) Unit - 211
3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units- 5109-16M, 5109-21I and 5110-2
4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units - 5109-12H, 5109-15E, 5109-17F and 5109-28G
5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 6:59
To: 'heather@dabneyproperties.com'; 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA; Sadler, Tammy S CIV NAVFAC LANT, AM; Hall, Michael J CIV NAVWPNSTA Huntington Hall, N93; Gardner, Raymond F CIV Newport News Huntington Hall, N93
Subject: Termination Notice
Attachments: DABNEY TERMINATION OCT LEASES.pdf
Signed By: brandy.tallaksen@navy.mil

Steve,

Please find attached an advanced copy of the Government's intent to terminate the following leases effective 30 June 16:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00028 (LI-12270)
6. N62470-12-RP-00029 (LI-12271)
7. N62470-12-RP-00030 (LI-12272)
8. N62470-12-RP-00031 (LI-12273)
9. N62470-12-RP-00032 (LI-12274)
10. N62470-12-RP-00039 (LI-12291)
11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

I will be in contact to arrange the final walk-through schedule.

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011

Ser AM1/00217/LI-12263,
LI-12264, LI-12265,
LI-12266, LI-12270,
LI-12271, LI-12272,
LI-12273, LI-12274

MAY 19 2016

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

In accordance with Paragraph 4 of the lease agreements referenced herein, the Government hereby notifies you of our intent to terminate the below listed leases effective 30 June 2016. You will be contacted to arrange walk-through inspections of each unit the week of 27 June 2016.

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00028 (LI-12270)
6. N62470-12-RP-00029 (LI-12271)
7. N62470-12-RP-00030 (LI-12272)
8. N62470-12-RP-00031 (LI-12273)
9. N62470-12-RP-00032 (LI-12274)
10. N62470-12-RP-00039 (LI-12291)
11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

Your cooperation in this matter is greatly appreciated. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 28th day of **June 2016**, by and between Dabney Properties LLC hereinafter called **LESSOR**, and the UNITED STATES OF AMERICA, hereinafter called **GOVERNMENT**.

W I T N E S S E T H:

WHEREAS, pursuant to Lease Number N62470-12-RP-00031, dated 13 October 2012, the **LESSOR** leased unto the **GOVERNMENT** Three (3), 2-Bedroom/2-Bath, fully furnished apartments identified as Apartment Nos. 41-2, 43-7 and 57-8 Traverse Road located at Abbington Landing, Newport News, Virginia as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment Nos. 41-2, 43-7 and 57-8 Traverse Road located at Abbington Landing, Newport News, Virginia were undamaged when the move-out inspection was completed on the 28th day of **June 2016**.

NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

1. That there is no money due by the **GOVERNMENT** to the **LESSOR** for the **GOVERNMENT's** use of said apartments, through the aforementioned date, pursuant to the subject lease.

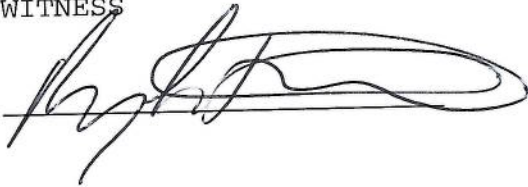
2. That the **LESSOR** does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the **GOVERNMENT's**

use of said apartments at Abbington Landing, Newport News, Virginia, through the
aforementioned date, pursuant to the subject Lease.

3. That the **LESSOR** does hereby accept the return of the property and assume
full custody and control for the aforementioned apartments as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be
signed on their behalf.

WITNESS



DABNEY PROPERTIES LLC


By



Title

Deputy of Operations

UNITED STATES OF AMERICA



TAMMY S. SADLER

Real Estate Contracting Officer
By direction of the Commander

Move out

CONDITION REPORT

COMPLEX Abbingdon Landing APT # 41-2STREET Traverse Road, Newport News, VA 23602#BDR 2 #BATHS 2 #OCCUPANTS 2SMOKE ALARM: AREA / WORKING: Yes / SPRINKLER SYSTEM: YES NO ✓

ENTRANCE HALL:

Front Door: P/P dents on back side of doorFloor P/P vinylCovering Walls P/PCeiling P/PLights NAClosets NAOTHER:

PATIO/BALCONY:

Floor ConcreteWalls N/ACeiling N/ALights N/AStorage Area OTHER:

SOFTWARE

CHECKED: YES or NOMAINTENANCE CONCERNS TO BE COMPLETED BY: (date)

LESSOR

6/27/16 move outRay J. HendersonRay J. Henderson6/28/16

U.S. GOVERNMENT (AM1-CB)

Date

U.S. GOVERNMENT (SUPSHIP)

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor	carpet Carpet	Carpet needs cleaning
Covering		
Walls	Grey paint to the right when you walk in	
Ceiling	P/P	
Windows/Screens	1 ND	
Doors	NA	
Lights	2 NA	
Closets	NA	
Fireplace	NA	
Sofa	1 ND	
Chairs	1 ND	
End Tables	2 NWT	
Lamps	2 ND	
Coffee Table	1 NWT	

DINING AREA:

Floor	Vinyl
Covering	NDS
Walls	P/P
Ceiling	P/P
Windows/Screens	1 ND
Doors	NA
Lights	ND
Dinette Table	2 NWT
Dinette Chairs	9 NWT
OTHER:	

KITCHEN:

Floor Vinyl NDS
 Walls P/P
 Ceiling P/P
 Lights N/D
 Refrigerator N/D
 Stove/Oven N/D
 Sink N/D
 Garbage Disposal N/D
 Trash Compactor N/D
 Dishwasher _____
 Cabinets N/D
 Counter Top N/D
 Windows/Screens NA
 Doors N/D
 OTHER: _____

UTILITY CLOSET (Within Unit):

Floor Vinyl NDS
 Covering _____
 Walls P/P
 Ceiling P/P
 Lights NA
 Closets NA
 OTHER: _____

BEDROOM# 1Location up (Front/Back/Left/Right from entrance)Flooring wood NWTWalls P/DCeiling P/DDoor P/DClosets green hole back of closet P/DLights NAWindows/Screens NDBeds NDHeadboards NDNight tables NDLamps NDDressers/mirrors 4 holes rightFull Length Mirrors NDOTHER: stairs need NWT mark on walls banister loose

BATH:

Loc: up (from entrance) Size: _____ (master/2nd/1/2)Flooring vinylWalls P/DCeiling P/DTub/Shower NDCommode NDSink NDVanity NDMedicine Cabinet NDMirror(s) NDLights NDExhaust Fan ND

Accessories _____

Door P/DWindows/Screens NA

OTHER: _____

BEDROOM# 2

Location _____ (Front/Back/Left/Right from entrance)

Flooring wood NWTWalls P/PCeiling P/DDoor P/PClosets P/PLights NAWindows/Screens 1NDBeds 1NPHeadboards 1NDNight tables 1NWTLamps 1NDDressers/mirrors 9 holes on rightFull Length Mirrors 1NP

OTHER: _____

BATH:

Loc: down (from entrance) Size: _____ (master/2nd/1/2)Flooring VinylWalls P/PCeiling P/D

Tub/Shower _____

Commode 1NDSink NPVanity NAMedicine Cabinet NAMirror(s) NPLights NDExhaust Fan ND

Accessories _____

Door P/PWindows/Screens NA

OTHER: _____

41-2 Trade
Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
✓ 1 Range/Oven Comb.	✓ 1 Sofa (Min. 72")
✓ 1 Refrigerator min 14 CF (2-person Apts)	✓ 1 Coffee Table
✓ (Frost- Free) w/2 Ice Trays or Ice maker	✓ 2 End Tables
✓ 1 Full-sized Dishwasher	✓ 2 Table Lamps
✓ 1 Cutting Board (Min 9"X12")	✓ 1 Occasional Chair per Bedroom**** on
✓ 6 Beverage Glasses (10-12 oz.)	BEDROOM-PER OCCUPANT
✓ 6 Coffee Cups w/Saucers or Mugs	✓ 1 Full Length Mirror- per Bedroom
✓ 6 Bread/Butter Plates	✓ 1 Double Bed w/Firm Mattress & Foundation*****
✓ 6 Dinner Plates	✓ 1 Full Twin Mattress w/foundation
✓ 6 Cereal/Salad Bowls	✓ 2 Dresser or Chest
✓ 1 Casserole Dish**	✓ 2 Night Stand/Table with Lamp
✓ 1 Serving Platter	✓ 1 Dresser or Chest of Drawers
✓ 2 Serving Bowls	HOUSEHOLD FURNISHINGS
✓ 1 Measuring Cup/Set	✓ 2 Bedspread or Comforter w/Bed skirt
✓ 6 Knives	✓ 2 Mattress Pad
✓ 6 Forks	✓ 2 Blanket
✓ 8 Teaspoons	✓ 2 New Hypo-Allergenic pillows per double bed*****
✓ 6 Soup Spoons	✓ 4 Pillow Cases per double bed*****
✓ 1 Paring Knife	✓ 2 Fitted Sheets
✓ 1 Butcher Knife	✓ 2 Flat Sheets
✓ 2 Serving Spoons/Forks**	BATH-PER OCCUPANT
✓ 1 Utensil Tray	✓ 2 Bath Towels
✓ 1 Set of Cooking Utensils**	✓ 2 Hand Towels
✓ 1 Tea Kettle/ or Stove-Top Coffee Pot	✓ 2 Wash Cloths
8-Cup Minimum	Per Bathroom
✓ 1 Can Opener	✓ 1 Shower Curtain with Hooks
✓ 1 Salt and Pepper Shakers	✓ 1 Toilet Brush/Plunger
✓ 2 Cookware Skillets**	MISCELLANEOUS ITEM-PER UNIT
✓ 3 Cookware Set**	Appliances:
✓ 2 Cookie Sheet/Baking Pans**	✓ 1 Smoke Alarm
✓ 3 Kitchen Towels	✓ 1 Vacuum Cleaner Including All Replacement
✓ 2 Dish Cloths	Bags and Belts Min. Size (10amp or 3hp)
✓ 2 Pot Holders	Household Furnishings
✓ 1 Broom	✓ 1 Mop
✓ 1 Dust Pan	✓ 1 Bucket
✓ 1 Trash Can	✓ 1 Plunger (For Toilet & Drains)
DINING ROOM-PER UNIT	✓ 1 Fire Extinguisher
✓ 1 Dining Table/Dinette 2 tables	
✓ 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	

move out

CONDITION REPORT

COMPLEX Abbingdon Landing APT # 43-7STREET Traverse Road, Newport News, VA 23602#BDR 2 #BATHS 2 #OCCUPANTS 2SMOKE ALARM: AREA / WORKING: Yes / SPRINKLER SYSTEM: YES NO ✓

ENTRANCE HALL:

Front Door: Marks on front doorFloor VinylCovering Walls P/PCeiling P/PLights NDClosets NAOTHER:

PATIO/BALCONY:

Floor ConcreteWalls NACeiling NALights NDStorage Area OTHER:

SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: (date)

LESSOR

move out 6/28/16

U.S. GOVERNMENT (AM1-CB)

Date 10/12/12

U.S. GOVERNMENT (SUPSHIP)

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

KITCHEN:

Floor Vinyl
Walls P/P
Ceiling P/P
Lights N/D
Refrigerator N/D
Stove/Oven N/D
Sink N/D
Garbage Disposal N/D
~~Trash Compactor~~ _____
Dishwasher N/D
Cabinets N/D
Counter Top N/D
Windows/Screens NA
Doors N/D
OTHER: _____

UTILITY CLOSET (Within Unit):

Floor Vinyl
Covering _____
Walls P/D
Ceiling P/P
Lights NA
Closets NA
OTHER: _____

BEDROOM# _____

Location up (Front/Back/Left/Right from entrance)Flooring wood NWTWalls P/PCeiling P/PDoor P/PClosets uneven gaps & moldingsLights NAWindows/Screens 1 NDBeds 1 NDHeadboards 1 NDNight tables 1 NDLamps 1 NDDressers/mirrors 6 holes left sideFull Length Mirrors 1 NDOTHER: stairs wood NWT big mark end of stairs
nicks & dents going up stairs

BATH:

Loc: down (from entrance) Size: _____ (master/2nd/1/2)Flooring vinylWalls P/PCeiling P/P

Tub/Shower _____

Commode NDSink NDVanity +Medicine Cabinet NDMirror(s) NDLights NDExhaust Fan ND

Accessories _____

Door P/PWindows/Screens NA

OTHER: _____

BEDROOM# 2Location up (Front/Back/Left/Right from entrance)Flooring wood NWTWalls P/PCeiling P/PDoor P/PClosets NALights NAWindows/Screens 1 NDBeds 1 NDHeadboards 1 NDNight tables 1 NWTLamps 1 NDDressers/mirrors 6 holes left sideFull Length Mirrors 1 ND

OTHER: _____

BATH:

Loc: up (from entrance) Size: _____ (master/2nd/1/2)Flooring vinylWalls P/PCeiling P/PTub/Shower NDCommode NDSink NDVanity ND

Medicine Cabinet _____

Mirror(s) NDLights 1 NDExhaust Fan ND

Accessories _____

Door P/PWindows/Screens NA

OTHER: _____

40-1 TRAVEL

Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
<input checked="" type="checkbox"/> 1 Range/Oven Comb.	<input checked="" type="checkbox"/> 1 Sofa (Min. 72")
<input checked="" type="checkbox"/> 1 Refrigerator min 14 CF (2-person Apts)	<input checked="" type="checkbox"/> 1 Coffee Table
<input checked="" type="checkbox"/> (Frost- Free) w/2 Ice Trays or Ice maker	<input checked="" type="checkbox"/> 2 End Tables
<input checked="" type="checkbox"/> 1 Full-sized Dishwasher	<input checked="" type="checkbox"/> 2 Table Lamps
<input checked="" type="checkbox"/> 1 Cutting Board (Min 9"X12")	<input checked="" type="checkbox"/> 1 Occasional Chair per Bedroom****
<input checked="" type="checkbox"/> 6 Beverage Glasses (10-12 oz.)	BEDROOM-PER OCCUPANT
<input checked="" type="checkbox"/> 6 Coffee Cups w/Saucers or Mugs	<input checked="" type="checkbox"/> 1 Full Length Mirror- per Bedroom
<input checked="" type="checkbox"/> 6 Bread/Butter Plates	<input checked="" type="checkbox"/> 1 Double Bed w/Firm Mattress & Foundation****
<input checked="" type="checkbox"/> 6 Dinner Plates	<input checked="" type="checkbox"/> 1 Full/Twin Mattress w/foundation
<input checked="" type="checkbox"/> 6 Cereal/Salad Bowls	<input checked="" type="checkbox"/> 1 Dresser or Chest
<input checked="" type="checkbox"/> 1 Casserole Dish**	<input checked="" type="checkbox"/> 1 Night Stand/Table with Lamp
<input checked="" type="checkbox"/> 1 Serving Platter	<input checked="" type="checkbox"/> 1 Dresser or Chest of Drawers
<input checked="" type="checkbox"/> 2 Serving Bowls	HOUSEHOLD FURNISHINGS
<input checked="" type="checkbox"/> 1 Measuring Cup/Set	<input checked="" type="checkbox"/> 1 Bedspread or Comforter w/Bed skirt
<input checked="" type="checkbox"/> 6 Knives	<input checked="" type="checkbox"/> 1 Mattress Pad
<input checked="" type="checkbox"/> 6 Forks	<input checked="" type="checkbox"/> 1 Blanket
<input checked="" type="checkbox"/> 6 Teaspoons	<input checked="" type="checkbox"/> 2 New Hypo-Allergenic pillows per double bed*****
<input checked="" type="checkbox"/> 6 Soup Spoons	<input checked="" type="checkbox"/> 4 Pillow Cases per double bed*****
<input checked="" type="checkbox"/> 1 Paring Knife	<input checked="" type="checkbox"/> 2 Fitted Sheets
<input checked="" type="checkbox"/> 1 Butcher Knife	<input checked="" type="checkbox"/> 2 Flat Sheets
<input checked="" type="checkbox"/> 3 Serving Spoons/Forks**	BATH-PER OCCUPANT
<input checked="" type="checkbox"/> 1 Utensil Tray	<input checked="" type="checkbox"/> 2 Bath Towels
<input checked="" type="checkbox"/> 1 Set of Cooking Utensils**	<input checked="" type="checkbox"/> 2 Hand Towels
<input checked="" type="checkbox"/> 1 Tea Kettle/ or Stove-Top Coffee Pot	<input checked="" type="checkbox"/> 2 Wash Cloths
<input checked="" type="checkbox"/> 8-Cup Minimum	<input checked="" type="checkbox"/> Per Bathroom
<input checked="" type="checkbox"/> 1 Can Opener	<input checked="" type="checkbox"/> 1 Shower Curtain with Hooks
<input checked="" type="checkbox"/> 1 Salt and Pepper Shakers	<input checked="" type="checkbox"/> 1 Toilet Brush/Plunger
<input checked="" type="checkbox"/> 2 Cookware Skillets**	MISCELLANEOUS ITEM-PER UNIT
<input checked="" type="checkbox"/> 3 Cookware Set**	Appliances:
<input checked="" type="checkbox"/> 2 Cookie Sheet/Baking Pans**	1 Smoke Alarm
<input checked="" type="checkbox"/> 3 Kitchen Towels	<input checked="" type="checkbox"/> 1 Vacuum Cleaner Including All Replacement
<input checked="" type="checkbox"/> 2 Dish Cloths	Bags and Belts Min. Size (10amp or 3hp)
<input checked="" type="checkbox"/> 2 Pot Holders	Household Furnishings
<input checked="" type="checkbox"/> 1 Broom	<input checked="" type="checkbox"/> 1 Mop
<input checked="" type="checkbox"/> 1 Dust Pan	<input checked="" type="checkbox"/> 1 Bucket
<input checked="" type="checkbox"/> 1 Trash Can	<input checked="" type="checkbox"/> 1 Plunger (For Toilet & Drains)
DINING ROOM-PER UNIT	<input checked="" type="checkbox"/> 1 Fire Extinguisher
<input checked="" type="checkbox"/> 1 Dining Table/Dinette <i>2 tables</i>	
<input checked="" type="checkbox"/> 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	

extra *pitch fork*

Move out

CONDITION REPORT

COMPLEX Abbingdon Landing APT # 57-8STREET Traverse Road, Newport News, VA 23602#BDR 2 #BATHS 2 #OCCUPANTS 2SMOKE ALARM: AREA / WORKING: Yes / SPRINKLER SYSTEM: YES NO ✓

ENTRANCE HALL:

Front Door: P/PFloor VinylCovering Walls P/PCeiling P/PLights N/DClosets NAOTHER:

PATIO/BALCONY:

Floor ConcreteWalls NACeiling NALights N/DStorage Area NAOTHER:

SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: (date)

LESSOR

U.S. GOVERNMENT (AM1-CB)

Date

Move out 6/28/16
Ray Anderson 6/28/16
AD

U.S. GOVERNMENT (SUPSHIP)

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor	Carpet CW	needs cleaning. Only cleaned 1x, should have been annually per lease agreement.
Covering		
Walls	P/P	
Ceiling	P/P	
Windows/Screens		
Doors	NA	
Lights	NA	
Closets	NA	
Fireplace	NA	
Sofa	1 ND	
Chairs	1 ND	
End Tables	2 NWT	
Lamps	2 ND	
Coffee Table	1 NWT	

DINING AREA:

Floor	Carpet CW
Covering	
Walls	P/P
Ceiling	P/P
Windows/Screens	ND
Doors	NA
Lights	Nb
Dinette Table	2 NWT
Dinette Chairs	4 NWT
OTHER:	

KITCHEN:

Floor Vinyl
Walls P/P
Ceiling P/D
Lights N/D
Refrigerator N/D
Stove/Oven N/D
Sink N/D
Garbage Disposal N/D
Trash Compactor _____
Dishwasher N/D
Cabinets N/D
Counter Top N/D
Windows/Screens NA
Doors NA

OTHER: _____

UTILITY CLOSET (Within Unit):

Floor Concrete
Covering _____
Walls P/P
Ceiling P/D
Lights NA
Closets NA

OTHER: _____

BEDROOM# 1

Location _____ (Front/Back/Left/Right from entrance)

Flooring	<u>Carpet</u>	Bleach stains on Carpet Quite far \$ 419.00 removed.
Walls	<u>P/P</u>	
Ceiling	<u>P/P</u>	
Door	<u>P/P 2 holes around edges</u>	
Closets	<u>P/P</u>	
Lights	<u>NA</u>	
Windows/Screens	<u>ND</u>	
Beds	<u>1 ND</u>	
Headboards	<u>1 ND</u>	
Night tables	<u>1 NWT</u>	
Lamps	<u>1 ND</u>	
Dressers/mirrors	<u>1 on left</u>	
Full Length Mirrors	<u>1 W</u>	
OTHER:	<u>Stains scratches on walls</u>	

BATH:

Loc: up (from entrance) Size: _____ (master/2nd/1/2)

Flooring	<u>Carpet Vinyl</u>
Walls	<u>P/P</u>
Ceiling	<u>P/P</u>
Tub/Shower	<u>ND</u>
Commode	<u>ND</u>
Sink	<u>ND</u>
Vanity	<u>ND</u>
Medicine Cabinet	<u>ND</u>
Mirror(s)	<u>ND</u>
Lights	<u>ND</u>
Exhaust Fan	<u>ND</u>
Accessories	_____
Door	<u>P/P</u>
Windows/Screens	_____
OTHER:	_____

BEDROOM# 2

Location _____ (Front/Back/Left/Right from entrance)

Flooring	<u>Carpet (Cu)</u>	Bleach stains. Quota for Carpet for \$479.05
Walls	<u>P/D</u>	
Ceiling	<u>P/D</u>	
Door	<u>No door stopper makes dent in wall</u>	
Closets	<u>Cracks around edges</u>	
Lights	<u>N/A</u>	
Windows/Screens	<u>1 N/D</u>	
Beds	<u>1 N/D</u>	
Headboards	<u>1 N/D</u>	
Night tables	<u>1 NWT</u>	
Lamps	<u>1 N/D</u>	
Dressers/mirrors	<u>99% left</u>	
Full Length Mirrors	<u>1 N/D</u>	
OTHER:	_____	

BATH:

Loc: Down (from entrance) Size: _____ (master/2nd/1/2)

Flooring	<u>Vinyl</u>
Walls	<u>P/D</u>
Ceiling	<u>P/D</u>
Tub/Shower	<u>N/A</u>
Commode	<u>N/D</u>
Sink	<u>N/D</u>
Vanity	<u>N/A</u>
Medicine Cabinet	<u>N/D N/D</u>
Mirror(s)	<u>N/D</u>
Lights	<u>N/D</u>
Exhaust Fan	<u>N/D</u>
Accessories	_____
Door	<u>P/D</u>
Windows/Screens	<u>N/A</u>
OTHER:	_____

Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
✓ 1 Range/Oven Comb.	✓ 1 Sofa (Min. 72")
✓ 1 Refrigerator min 14 CF (2-person Apts)	✓ 1 Coffee Table
✓ (Frost- Free) w/2 Ice Trays or Ice maker	✓ 2 End Tables
✓ 1 Full-sized Dishwasher	✓ 2 Table Lamps
✓ 1 Cutting Board (Min 9"X12")	✓ 1 Occasional Chair per Bedroom**** <i>one</i>
✓ 6 Beverage Glasses (10-12 oz.)	BEDROOM-PER OCCUPANT
✓ 6 Coffee Cups w/Saucers or Mugs	✓ 1 Full Length Mirror- <u>per Bedroom</u>
✓ 6 Bread/Butter Plates	✓ 1 Double Bed w/Firm Mattress & Foundation****
✓ 6 Dinner Plates	✓ 1 Full/Twin Mattress w/foundation
✓ 6 Cereal/Salad Bowls	✓ 1 Dresser or Chest
✓ 1 Casserole Dish**	✓ 1 Night Stand/Table with Lamp
✓ 1 Serving Platter	✓ 1 Dresser or Chest of Drawers
✓ 2 Serving Bowls	HOUSEHOLD FURNISHINGS
✓ 1 Measuring Cup/Set	✓ 1 Bedspread or Comforter w/Bed skirt
✓ 6 Knives	✓ 1 Mattress Pad
✓ 6 Forks	✓ 1 Blanket
✓ 6 Teaspoons	✓ 2 New Hypo-Allergenic pillows per double bed*****
✓ 6 Soup Spoons	✓ 4 Pillow Cases per double bed*****
✓ 1 Paring Knife	✓ 2 Fitted Sheets
✓ 1 Butcher Knife	✓ 2 Flat Sheets
✓ 3 Serving Spoons/Forks**	BATH-PER OCCUPANT
✓ 1 Utensil Tray	✓ 2 Bath Towels
✓ 1 Set of Cooking Utensils**	✓ 2 Hand Towels
✓ 1 Tea Kettle/ or Stove-Top Coffee Pot	✓ 2 Wash Cloths
8-Cup Minimum	<u>Per Bathroom</u>
✓ 1 Can Opener	✓ 1 Shower Curtain with Hooks
✓ 1 Salt and Pepper Shakers	✓ 1 Toilet Brush/Plunger
✓ 2 Cookware Skillets**	MISCELLANEOUS ITEM-PER UNIT
✓ 3 Cookware Set**	Appliances:
✓ 2 Cookie Sheet/Baking Pans**	✓ 1 Smoke Alarm
✓ 3 Kitchen Towels	✓ 1 Vacuum Cleaner Including All Replacement
✓ 2 Dish Cloths	Bags and Belts Min. Size (10amp or 3hp)
✓ 2 Pot Holders	Household Furnishings
✓ 1 Broom	✓ 1 Mop
✓ 1 Dust Pan	✓ 1 Bucket
✓ 1 Trash Can	✓ 1 Plunger (For Toilet & Drains)
DINING ROOM-PER UNIT	✓ 1 Fire Extinguisher
✓ 1 Dining Table/Dinette <i>2 tables</i>	
✓ 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	

extra pitch fork